

069.0

0001

0009.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

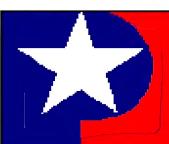
816,300 / 816,300

USE VALUE:

816,300 / 816,300

ASSESSED:

816,300 / 816,300


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City   |
|----|--------|-------------------------|
| 34 |        | FAIRVIEW AVE, ARLINGTON |

| OWNERSHIP                           | Unit #: |
|-------------------------------------|---------|
| Owner 1: HAMEL WEINSTOCK SONIA-ETAL |         |
| Owner 2: HAMEL JEAN-FRANCOIS PIERRE |         |
| Owner 3:                            |         |
| Street 1: 34 FAIRVIEW AVENUE        |         |
| Street 2:                           |         |

| Twn/City: | ARLINGTON |
|-----------|-----------|
| St/Prov:  | MA        |
| Postal:   | 02474     |
| Cntry:    |           |
| Type:     |           |

| PREVIOUS OWNER |
|----------------|
| Owner 1:       |
| Owner 2:       |
| Street 1:      |
| Twn/City:      |
| St/Prov:       |
| Postal:        |

| NARRATIVE DESCRIPTION                                                                                                                                                                                                                                  |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| This parcel contains .151 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1940, having primarily Wood Shingle Exterior and 2447 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 5 Bdrms. |  |

| OTHER ASSESSMENTS |            |        |          |
|-------------------|------------|--------|----------|
| Code              | Descrip/No | Amount | Com. Int |
|                   |            |        |          |

| PROPERTY FACTORS |      |             |     |         |      |             |
|------------------|------|-------------|-----|---------|------|-------------|
| Item             | Code | Description | %   | Item    | Code | Description |
| Z                | R1   | SINGLE FA   | 100 | water   |      |             |
| o                |      |             |     | Sewer   |      |             |
| n                |      |             |     | Electri |      |             |
| Census:          |      |             |     | Exempt  |      |             |
| Flood Haz:       |      |             |     |         |      |             |
| D                |      |             |     | Topo    |      |             |
| s                |      |             |     | Street  |      |             |
| t                |      |             |     | Gas:    |      |             |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj  | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101      | One Family  |          | 6584        |                    | Sq. Ft.   | Site      |           | 0          | 70.        | 0.94 | 12    |             |           |        |   |        |   |        |   | 432,264         |           |   |           |        |      | 432,300   |       |

## IN PROCESS APPRAISAL SUMMARY

| Use Code |  | Land Size | Building Value | Yard Items |  | Land Value | Total Value | Legal Description |  | User Acct |  |
|----------|--|-----------|----------------|------------|--|------------|-------------|-------------------|--|-----------|--|
| 101      |  | 6584.000  | 384,000        |            |  | 432,300    | 816,300     |                   |  | 43740     |  |
|          |  |           |                |            |  |            |             | GIS Ref           |  |           |  |
|          |  |           |                |            |  |            |             | GIS Ref           |  |           |  |
|          |  |           |                |            |  |            |             | Insp Date         |  |           |  |
|          |  |           |                |            |  |            |             | 10/23/18          |  |           |  |

| PREVIOUS ASSESSMENT |     |     |            |           |           |            |             |               | Parcel ID     | 069.0-0001-0009.0 | USER DEFINED |  |
|---------------------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|-------------------|--------------|--|
| Tax Yr              | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes         | Date              |              |  |
| 2022                | 101 | FV  | 384,000    | 0         | 6,584.    | 432,300    | 816,300     |               | Year end      | 12/23/2021        |              |  |
| 2021                | 101 | FV  | 372,400    | 0         | 6,584.    | 432,300    | 804,700     |               | Year End Roll | 12/10/2020        |              |  |
| 2020                | 101 | FV  | 372,500    | 0         | 6,584.    | 432,300    | 804,800     |               | Year End Roll | 12/18/2019        |              |  |
| 2019                | 101 | FV  | 279,900    | 0         | 6,584.    | 401,400    | 681,300     |               | 681,300       | Year End Roll     | 1/3/2019     |  |
| 2018                | 101 | FV  | 279,900    | 0         | 6,584.    | 401,400    | 681,300     |               | 681,300       | Year End Roll     | 12/20/2017   |  |
| 2017                | 101 | FV  | 279,900    | 0         | 6,584.    | 352,000    | 631,900     |               | 631,900       | Year End Roll     | 1/3/2017     |  |
| 2016                | 101 | FV  | 279,900    | 0         | 6,584.    | 321,100    | 601,000     |               | 601,000       | Year End          | 1/4/2016     |  |
| 2015                | 101 | FV  | 264,100    | 0         | 6,584.    | 284,100    | 548,200     |               | 548,200       | Year End Roll     | 12/11/2014   |  |

| SALES INFORMATION |           |      |          |           |  |            |    |     |       | TAX DISTRICT |  |  | PAT ACCT. |  |  |
|-------------------|-----------|------|----------|-----------|--|------------|----|-----|-------|--------------|--|--|-----------|--|--|
| Grantor           | Legal Ref | Type | Date     | Sale Code |  | Sale Price | V  | Tst | Verif | Notes        |  |  |           |  |  |
|                   | 20780-400 |      | 9/1/1990 |           |  | 238,000    | No | No  | Y     |              |  |  |           |  |  |

| BUILDING PERMITS |        |         |        |     |            |          |            |              |            | ACTIVITY INFORMATION |     |           |  |  |  |
|------------------|--------|---------|--------|-----|------------|----------|------------|--------------|------------|----------------------|-----|-----------|--|--|--|
| Date             | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment      | Date       | Result               | By  | Name      |  |  |  |
| 8/30/1994        | 463    | Manual  | 8,000  |     |            |          |            | WDK-WINDOWS  | 10/23/2018 | MEAS&NOTICE          | BS  | Barbara S |  |  |  |
| 11/15/1993       | 574    | Manual  | 3,000  |     |            |          |            | REPAIR PORCH | 4/9/2009   | Measured             | 372 | PATRIOT   |  |  |  |
|                  |        |         |        |     |            |          |            |              | 10/6/1999  | Mailer Sent          |     |           |  |  |  |
|                  |        |         |        |     |            |          |            |              | 10/6/1999  | Measured             | 263 | PATRIOT   |  |  |  |
|                  |        |         |        |     |            |          |            |              | 8/1/1988   |                      | PM  | Peter M   |  |  |  |

 Sign:  VERIFICATION OF VISIT NOT DATA

